

## \$155,000 - 53102 Rge Road 40, Rural Parkland County

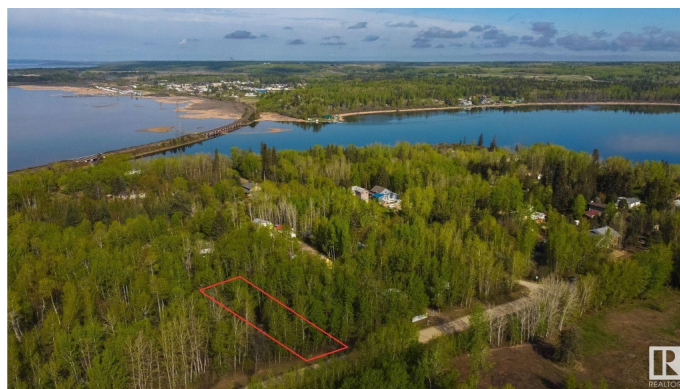
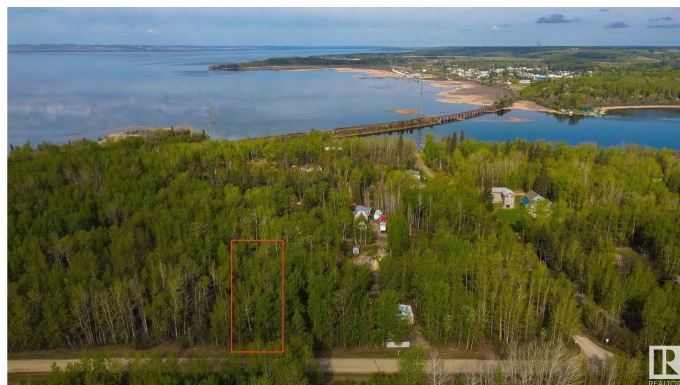
MLS® #E4438963

**\$155,000**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.38 Acres

Moonlight Bay (Parkland), Rural Parkland  
County, AB

Come live by the lake! This 0.38 acre lot in Moonlight Bay is fully treed, and offers you the chance to develop it to your tastes with no architectural controls! Due to its convenient DOUBLE-LOT location, the potential exists for multiple access points onto the property depending on your vision. Whether you choose to keep the lot treed, or clear it all away – the choice here is yours. Wabamun Lake offers endless recreational opportunities which include fishing, ice fishing, swimming, watersports, sailing, sledding, & cross-country skiing – you name it, you can do it here. The shores of the lake are just a few steps away, while the provincial boat launch is conveniently located just down the road. With easy access to Hwy 16, this lot is only 20 mins from Spruce Grove & 35 mins from Edmonton’s city limits on PAVED roads, making it the perfect spot for a weekend escape or vacation retreat.



### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438963  |
| Price     | \$155,000 |
| Bathrooms | 0.00      |
| Acres     | 0.38      |
| Type      | Rural     |

|          |                 |
|----------|-----------------|
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 53102 Rge Road 40        |
| Area        | Rural Parkland County    |
| Subdivision | Moonlight Bay (Parkland) |
| City        | Rural Parkland County    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T0E 2K0                  |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Boating, Flat Site, Private Setting, Ravine View, Recreation Use, Treed Lot, See Remarks |
|-------------------|-----------------------------------------------------------------------------------------------------------------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 93        |

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Listing information last updated on June 16th, 2025 at 12:32am MDT